

Suppliment tal-Gazzetta tal-Gvern ta' Malta Nru. 21,042, 21 ta' April, 2023

Taqsimha B

A.L. 96 tal-2023

**ATT DWAR L-IPPJANAR TAL-IŻVILUPP
(KAP. 552)**

**Regolamenti tal-2023 li jemendaw ir-Regolamenti
dwar ir-Regolarizzazzjoni ta' Żvilupp Eżistenti**

BIS-SAHHA, tas-setgħat mogħtija bl-artikolu 83 tal-Att dwar l-Ippjanar tal-Iżvilupp, il-Ministru responsabbli għax-Xogħlijiet Pubbliċi u l-Ippjanar, wara konsultazzjoni mal-Awtorità tal-Ippjanar, għamel dawn ir-regolamenti li ġejjin:-

1. It-titolu ta' dawn ir-regolamenti hu r-Regolamenti tal-2023 li jemendaw ir-Regolamenti dwar ir-Regolarizzazzjoni ta' Żvilupp Eżistenti u dawn ir-regolamenti għandhom jinqraw u jinftiehmha waħda mar-Regolamenti dwar ir-Regolarizzazzjoni ta' Żvilupp Eżistenti, hawn aktar 'il quddiem imsejha "r-regolamenti prinċipali".

Titolu.

L.S. 552.26.

2. F'dawn ir-regolamenti, kemm-il darba r-rabta tal-kliem ma tkunx teħtiegħ xort'oħra, kliem u espressjonijiet imfissra fir-regolamenti prinċipali għandu jkollhom l-istess tifsira kif mogħtija lilhom fir-regolamenti prinċipali.

Tifsir.

3. Ir-regolament 3 tar-regolamenti prinċipali għandu jiġi sostitwit b'dan ir-regolament ġdid li ġejj:

Jissostitwixxi r-regolament 3 tar-regolamenti prinċipali.

"Għan.

3. L-għan ta' dawn ir-regolamenti hu li jipprovdu għal proċeduri li permezz tagħhom kwalunkwe persuna tista' titlob ir-regolarizzazzjoni ta' żvilupp eżistenti li huwa irregolari. Dawn ir-regolamenti għandhom japplikaw biss għal:

(a) dak l-iżvilupp irregolari li jinsab, fit-totalità tiegħu, ġewwa Żona ta' Żvilupp;

(b) dak l-iżvilupp irregolari li jinsab fit-totalità tiegħu ġewwa l-konfini ta' Settlements Rurali f'Kategorija 1 kif delineat fil-Pjanijiet Lokali;

(c) dak l-iżvilupp irregolari li jinsab ġewwa Żona ta' Żvilupp iżda parzjalment jestendi għal fuq iż-Żona Barra mill-Iżvilupp; jew

Kap. 504.

(d) dak l-iżvilupp irregolari, li jinsab ġewwa Żona ta' Żvilupp, li huwa kopert minn konċessjoni ta' Kategorija B maħruġa skont it-Tmien Skeda li tinsab mal-Att dwar l-Ambjent u l-Ippjanar tal-Iżvilupp qabel id-dhul fis-seħħ ta' dawn ir-regolamenti."

Jemenda r-regolament 4 tar-regolamenti prinċipali.

4. Ir-regolament 4 tar-regolamenti prinċipali għandu jiġi emendat kif ġej:

(a) is-subregolament (1) tiegħu għandu jiġi sostitwit b'dan is-subregolament ġdid li ġej:

"(1) Żvilupp eżistenti irregolari kif stipulat fir-regolament 3 li jeħtieġ regolarizzazzjoni u li kien jeżisti sa minn qabel id-dhul fis-seħħ ta' dawn ir-regolamenti, jista' jiġi regolarizzat permezz tal-proċedura li ġejja, sakemm ma jiġix miksub permess b'mezzi legali oħra"; u

(b) is-subregolament (5) tiegħu għandu jiġi emendat kif ġej:

(i) fil-paragrafu (d) tiegħu, il-kliem "qabel id-dhul fis-seħħ ta' dawn ir-regolamenti:" għandhom jiġu sostitwiti bil-kliem "qabel id-dhul fis-seħħ ta' dawn ir-regolamenti; jew";

(ii) minnufih wara l-paragrafu (d) tiegħu għandu jiġi miżjud il-paragrafu ġdid li ġej:

"(e) ir-regolarizzazzjoni tirrelata biss ma' żvilupp fuq art li takkomoda binjiet eżistenti u l-konfini tagħhom, liema art tinsab ġewwa Żona ta' Żvilupp iżda parzjalment testendi fuq iż-Żona Barra mill-Iżvilupp, u li tkun koperta minn permess ta' żvilupp maħruġ qabel id-dhul fis-seħħ ta' dawn ir-regolamenti:";

(iii) l-ewwel proviso tiegħu għandu jiġi sostitwit b'dan il-proviso ġdid li ġej:

"Iżda l-paragrafi (a), (b), (ċ), (d) u (e) ma għandhomx japplikaw għal applikazzjoni sottomessa skont is-subregolament (2) għar-regolarizzazzjoni ta' konċessjoni ta' Kategorija B b'permess."; u

(iv) it-tieni proviso tiegħu għandu jiġi mħassar.

5. Minnufih wara l-aħħar tabella fl-Iskeda li tinsab mar-regolamenti prinċipali għandhom jiġu miżjuda t-tabelli godda li ġejjin:

Emenda tal-Iskeda li tinsab mar-regolamenti prinċipali.

"Type	Development	Total area of site ODZ (excluding area of main building but including all ancillary buildings) up to and including (m ²)					
		25	50	75	100	125	150
	All un-roofed development at ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€400	€750	€1,850	€4,950	€6,200	€7,450
		Total footprint of roofed structures beneath ground level on land ODZ (excluding footprint of structures beneath area of main building but including footprint of roofed structure beneath all ancillary buildings) up to and including (m ²)					
		25	50	75	100	125	150
Regulation 3(c) irregular development	All roofed structures beneath ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€450	€900	€2,150	€5,805	€7,300	€8,750

Type	Development	Total area of site ODZ (excluding area of main building but including all ancillary buildings) up to and including (m²)					
Regulation 3(c) irregular development		175	200	225	250	275	300
	All un-roofed development at ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€8,750	€9,900	€11,150	€12,650	€13,800	€14,950
		Total footprint of roofed structures beneath ground level on land ODZ (excluding footprint of structures beneath area of main building but including footprint of roofed structure beneath all ancillary buildings) up to and including (m²)					
		175	200	225	250	275	300
	All roofed structures beneath ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€10,250	€11,600	€13,100	€14,850	€16,200	€17,550

Type	Development	Total area of site ODZ (excluding area of main building but including all ancillary buildings) up to and including (m²)					
Regulation 3(c) irregular development		350	400	500	750	1000	2000
	All un-roofed development at ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€17,250	€19,550	€25,300	€36,800	€49,450	€98,900
		Total footprint of roofed structures beneath ground level on land ODZ (excluding footprint of structures beneath area of main building but including footprint of roofed structure beneath all ancillary buildings) up to and including (m²)					
		350	400	500	750	1000	2000
	All roofed structures beneath ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€20,250	€22,950	€29,700	€43,200	€58,050	€116,100

Type	Development	Total area of site ODZ (excluding area of main building but including all ancillary buildings) up to and including (m²)						
Regulation 3(c) irregular development		2500	3000	4000	5000	7500	10000	>10000
	All un-roofed development at ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€126,500	€149,500	€195,500	€253,000	€368,000	€494,500	€989,000
		Total footprint of roofed structures beneath ground level on land ODZ (excluding footprint of structures beneath area of main building but including footprint of roofed structure beneath all ancillary buildings) up to and including (m²)						
		2500	3000	4000	5000	7500	10000	>10000
	All roofed structures beneath ground level on land ODZ covered by a development permit issued prior to the coming into force of these regulations	€148,500	€175,500	€229,500	€297,000	€432,000	€580,500	€1,161,000

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